

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BROWNING'S GRANT PHASE 1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS OF THE UNDERSIGNED OWNERS, PROMOTORS AND OR TRUSTEE'S.

5/23/95 DATE  
 WILLIAM L. RAMM'S, PRESIDENT  
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION  
 STATE OF VIRGINIA - MISSOURI

CITY/COUNTY OF ST. LOUIS, MO.  
 I, JANEY FERRESON CLARK, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 23rd DAY OF May 1995.  
 MY COMMISSION EXPIRES 9/10/97  
 JANEY FERRESON CLARK  
 SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY Deed DATED October 24, 1994 TO Busch Properties, Inc. BY DEED OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 714, PAGE 241.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

5-26-95 DATE  
 G.T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

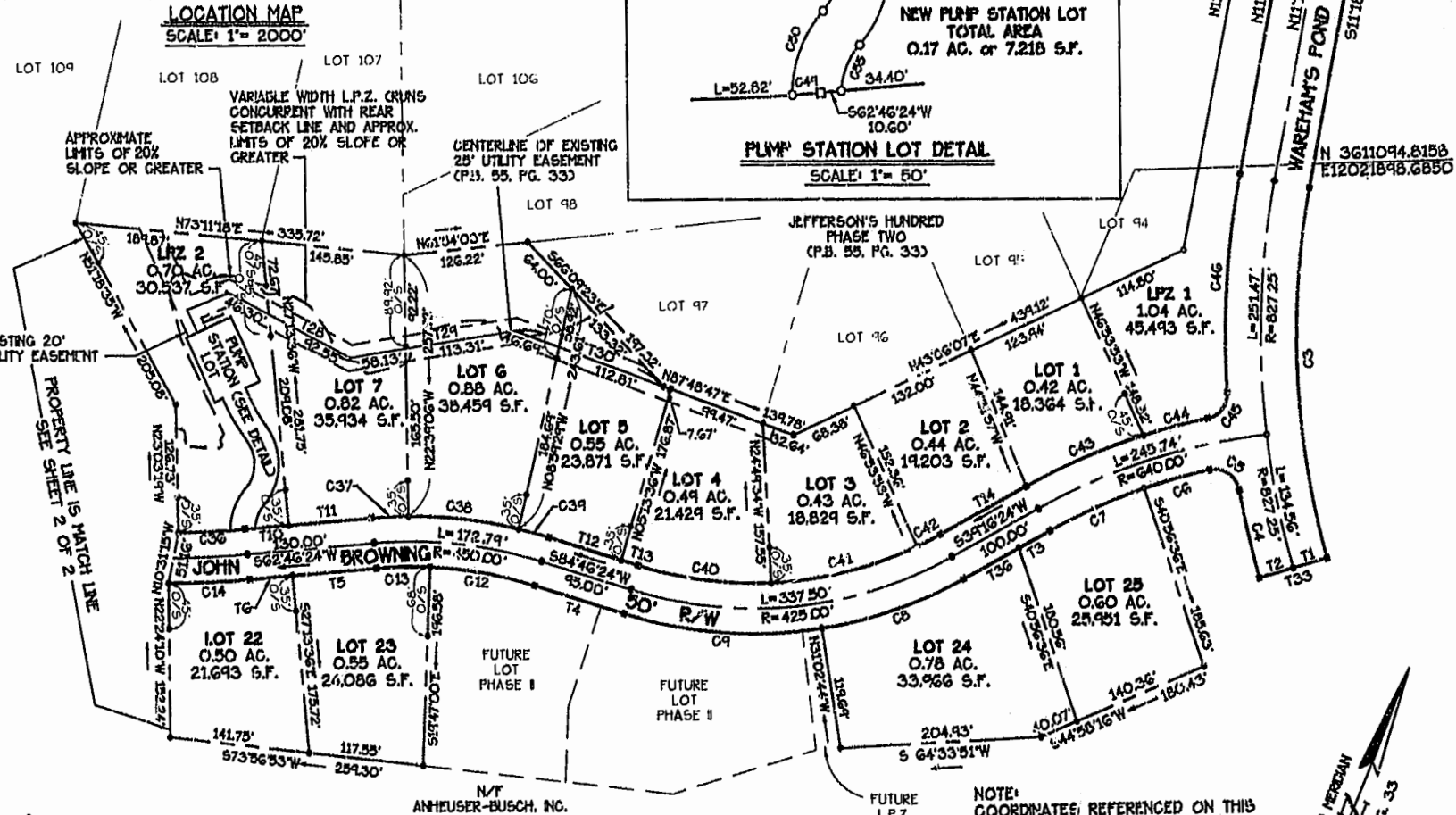
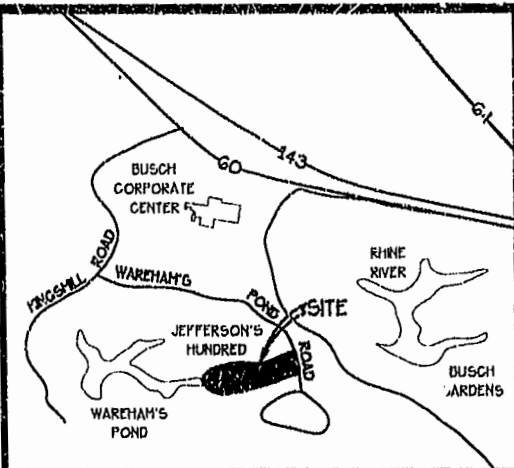
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6/6/95 DATE  
 AGENT OF GOVERNING BODY  
 7/2/95 DATE  
 AGENT OF GOVERNING BODY  
 AREA TYPICAL

BROWNING'S GRANT, PHASE 1

AREA OF RESIDENTIAL LOTS	844,055 SQ. FT.	19.38 AC.
AREA OF RIGHT-OF-WAY	174,509 SQ. FT.	4.13 AC.
AREA OF LPZ 1	45,493 SQ. FT.	1.04 AC.
AREA OF LPZ 2	30,537 SQ. FT.	0.70 AC.
AREA OF ADDITION TO PUMP STATION LOT	3,719 SQ. FT.	0.09 AC.
AREA OF EXISTING PUMP STATION SITE	3,500 SQ. FT.	0.08 AC.
TOTAL AREA SUBDIVIDED	1,107,213 SQ. FT.	25.42 AC.
NUMBER OF LOTS	25	
AVERAGE LOT SIZE	33,762 SQ. FT.	0.78 AC.
LARGEST LOT #16	91,994 SQ. FT.	2.11 AC.
SMALLEST LOT #18	17,098 SQ. FT.	0.39 AC.
GROSS LOTS PER ACRE	0.96 LOTS/ACRE	

LANDSCAPE PROTECTION ZONE (LPZ) IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (LPZ) NO TREES MAY BE CUT REGARDLESS OF SIZE AND NO PERMANENT STRUCTURES TO INCLUDE HOUSES, DECKS, PATIOS, POOLS, GARAGES, POSTS, AND THE LIKE MAY BE ERRECTED OR LOCATED WITHOUT THE PRIOR APPROVAL OF THE ENVIRONMENTAL PRESERVATION BOARD (E.P.B.) OR A COMMITTEE DESIGNATED THEREBY. IT SHOULD BE NOTED THAT THE CONDITIONS TO HOMEBUILDING CONTAIN ADDITIONAL RESTRICTIONS REGARDING CLEARING, CONSTRUCTION, AND OTHER IMPROVEMENTS ON COMMON AREA AND PRIVATE PROPERTY. ANY DISTURBANCES OF SLOPES 20% OR GREATER SHALL ALSO COMPLY WITH NOTE 5.-SLOPE RESTRICTIONS.



3:35 PM  
 Recorded 26 day of July 1995  
 P.B. No. 747 J.P.R.M. 31  
 Charles Ward Clerk

- NOTES:
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
  - LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
  - ALL UTILITY EASEMENTS ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.
  - A 7.5' DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED, PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON IS HEREBY DEDICATED TO BUSCH PROPERTIES, INC.
  - SLOPE RESTRICTIONS SHALL BE IN ACCORDANCE WITH SECTION 19B-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. ALL LAND DISTURBING ACTIVITIES SHALL BE FRONTED ON SLOPES OF 20% OR GREATER UNLESS PERMITTED IN OTHER SECTIONS OF THE ORDINANCE OR BY THE DIRECTOR OF CODE COMPLIANCE.
  - SETBACK LINES FOR INDIVIDUAL LOTS ARE ESTABLISHED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS. SETBACKS TYPICALLY ARE: FRONT: 40', SIDES: 15', REAR: 30'

NOTE: COORDINATES REFERENCED ON THIS SHEET ARE BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK.

NOTE: SEE SHEET 2 FOR CURVE DATA AND LINE TABLES.

PLAT RECORDED IN

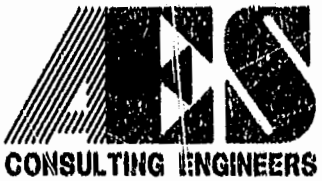
P.B. NO. 747 PAGE 23+24

PLAT RECORDED IN

P.B. NO. 741 PAGE 105, 101  
 10:48 AM Recorded 8 day of July 1995  
 P.B. No. 741 J.P.R.M. 31  
 Charles Ward Clerk



05.18.95-11:25 77532901



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23198  
 (804) 253-0040  
 Fax (804) 220-8994

PLAT OF CORRECTION  
 SUBDIVISION PLAT OF  
 BROWNING'S GRANT  
 PHASE 1  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/95	REVISED JCC COORDINATE REFERENCE	CAH
2	7/95	REVISED SLOPE LINES (SHEET 1 AND 2)	CAH
1	5/95	REVISED LOTS PER OWNER/DEVELOPER	CAH

Designed	CAH	Drawn	CLJ
Scale	1"=100'	Date	11/4/94
Project No.	7753-2		
Drawing No.	Sht. 1 of 2		